

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
Land Division  
Honolulu, Hawaii 96813

May 23, 2008

Board of Land and Natural Resources  
State of Hawaii  
Honolulu, Hawaii

PSF No.:08KD-079

KAUAI

Set Aside to the Hawaii Housing Finance and Development Corporation for Future Housing and Housing Related Development Purposes, Hanapepe, Kauai, Tax Map Keys: (4) 1-9-9:6, 7, 8, 9 and 1-9-10:3.

APPLICANT:

Hawaii Housing Finance and Development Corporation (HHFDC)

LEGAL REFERENCE:

Section 171-11, Hawaii Revised Statutes (HRS), as amended.

LOCATION:

Government lands of Hanapepe situated on Kauai, identified by Tax Map Keys: (4) 1-9-9:6, 7, 8, 9 and 1-9-10:3, as shown on the attached map labeled Exhibit A.

TMK	AREA	ZONING	TRUST LAND STATUS	DHHL 30% Entitlement	CURRENT USE
1-9-9:6	7,017 sf	Urban/Open	5(b)	No	Vacant
1-9-9:7	6,451 sf	Urban/Open	5(b)	No	Vacant
1-9-9:8	6,172 sf	Urban/Open	5(b)	No	Vacant
1-9-9:9	6,851 sf	Urban/Open	5(b)	No	Vacant
1-9-10:3	16,792 sf	Urban/Open	5(b)	No	Vacant

PURPOSE:

Future housing and housing related development purposes.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

This action before the Board is merely a transfer of management jurisdiction and does not constitute a use of State lands or

funds, and therefore, this action is exempt from the provisions of Chapter 343, HRS, relating to environmental impact statements.

Inasmuch as the Chapter 343 environmental requirements apply to Applicant's use of the lands, the Applicant shall be responsible for compliance with Chapter 343, HRS, as amended.

APPLICANT REQUIREMENTS:

Applicant shall be required to:

- 1) Provide survey maps and descriptions according to State DAGS standards and at Applicant's own cost.

BACKGROUND:

The Governor signed Act 179, Session Laws Hawaii 2006, to implement several of the recommendations of the joint legislative housing and homeless task force. Section 5 states: the department of land and natural resources shall initiate transfer to the Hawaii housing finance and development administration, no later than December 1, 2006, of the lands identified as suitable for affordable housing development in Appendix F of the Joint Legislative Housing and Homeless Task Force Report to the 2006 Session of the Legislature.

Unfortunately, the properties were not acceptable to HHFDC development criteria. As a result staff has been working with HHFDC staff to identify State lands (on a Statewide basis) available for affordable housing development. HHFDC staff has traveled to the outer islands to visit numerous State lands with Land Division staff.

The Land Board at its meeting of September 28, 2007, under agenda Item D-1, approved to recommend to the Governor an executive order to HHFDC. Nine (9) parcels on Oahu were identified by HHFDC as having potential for affordable housing purposes. HHFDC plans to issue a Request for Proposals to develop these parcels. HHFDC anticipates receiving proposals for multi-family rental housing units on the Wahiawa parcels and single-family homes or duplex units on the Aiea, Lanakila and Punchbowl parcels.

By memorandum dated April 4, 2008, Mr. Orlando Davidson, Executive Director is requesting favorable approval of the Land Board to set aside the five (5) parcels to HHFDC.

ANALYSIS:

The agency's proposed request for the set aside of 5 parcels is appropriate and satisfies a public purpose - build affordable rental housing on the island of Kauai.

Comments were solicited from:

DHHL	No objections
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County Planning	No response
OHA	No response

RECOMMENDATION:

That the Board, subject to Applicant fulfilling the Applicant Requirements above:

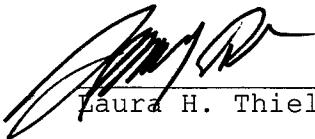
1. Approve of and recommend to the Governor the issuance of an executive order setting aside the subject lands to Hawaii Housing Finance and Development Corporation under the terms and conditions cited above, which are by this reference incorporated herein and subject further to the following:
  - A. The standard terms and conditions of the most current executive order form, as may be amended from time to time;
  - B. Disapproval by the Legislature by two-thirds vote of either the House of Representatives or the Senate or by a majority vote by both in any regular or special session next following the date of the setting aside;
  - C. Review and approval by the Department of the Attorney General; and
  - D. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

Respectfully Submitted,



Charlene E. Unoki  
Assistant Administrator

APPROVED FOR SUBMITTAL:



Laura H. Thielen, Chairperson



SEE INSET "A"

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**EXHIBIT "A"**

NOTE: All lots owned by State of Hawaii  
unless otherwise noted.

Parcel<sup>s</sup> Dropped: 14, 15, 18,

TAXATION MAPS BUREAU TERRITORY OF HAWAII	
<b>TAX MAP</b>	
FOURTH	DIVISION
ZONE	SEC.
1	9 09
CONTAINING PARCELS	
SCALE: 1 in. = 50 ft.	

PRINTED

SUBJECT TO CHANGE

BEACH ROAD

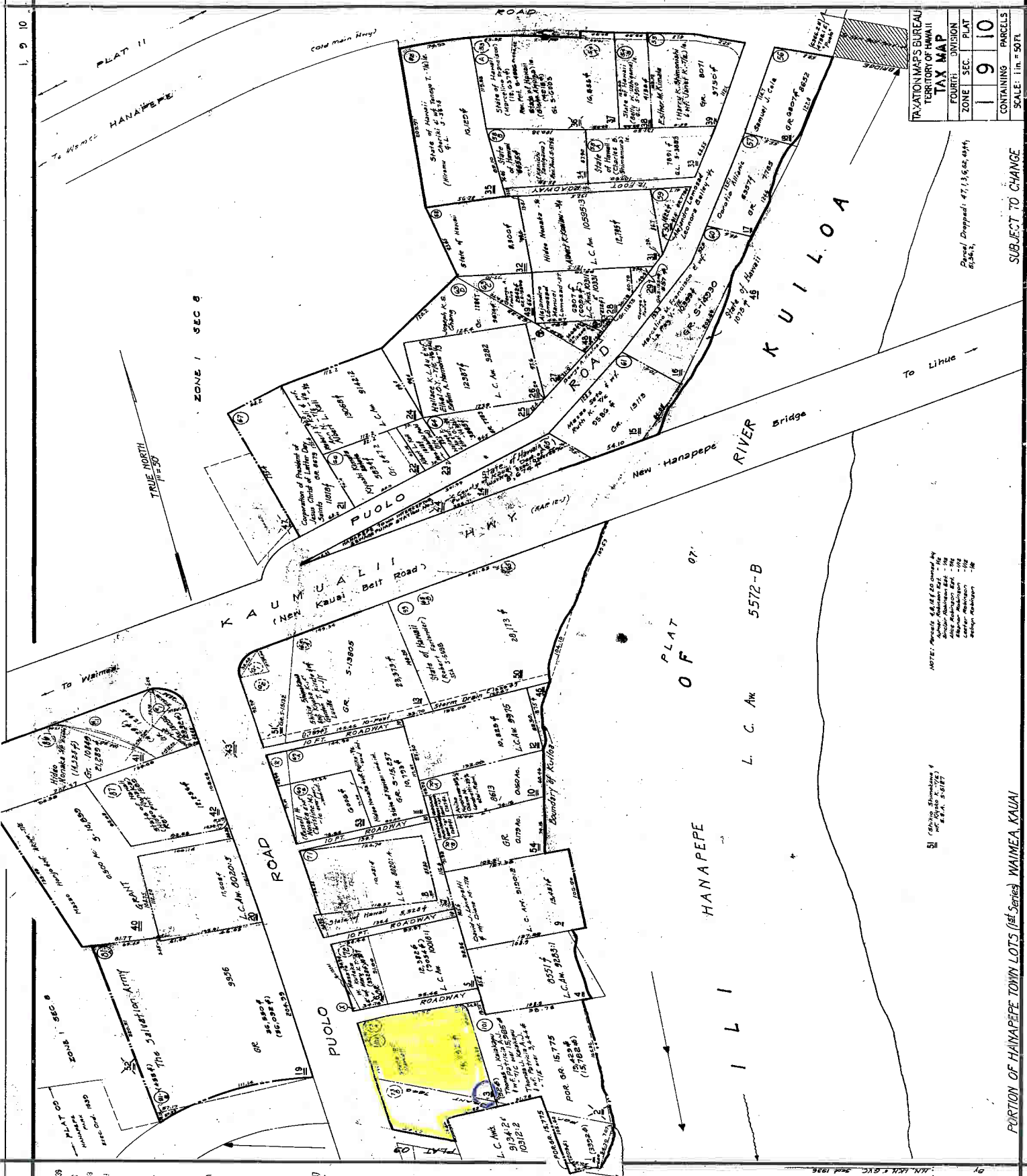
575

89

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TAX MAP		CONTAINING		PARCELS
FOURTH	DIVISION	ZONE	SEC.	PLAT
		1	9	10
SCALE: 1 in. = 50 FT.				

SUBJECT TO CHANGE

PRINTED

PORTION OF HANAPEPE TOWN LOTS (1<sup>st</sup> Series) WAIMEA, KAUAI

NOTE: Parcels 4, 8, 12 & 20 owned by  
 Aymer Robinson Est. - 1/12  
 Sinclair Robinson Est. - 1/12  
 Alice Robinson Est. - 1/12  
 Elyner Robinson - 1/12  
 Lester Robinson - 1/12  
 Lester Robinson - 1/12

51 Shikio Shimokawa &  
Mr. Kiyoko K. T/5  
204 2-5107

EXHIBIT "A"

61419

LINDA LINGLE  
GOVERNOR



ORLANDO "DAN" DAVIDSON  
EXECUTIVE DIRECTOR

RECEIVED

**STATE OF HAWAII**  
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM  
**HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION**

IN REPLY REFER TO:

08:DEV/103

677 QUEEN STREET, SUITE 300

HONOLULU, HAWAII 96813

FAX: (808) 587-0600

April 4, 2008

To: Laura H. Thielen, Chairperson  
Board of Land and Natural Resources

From: Orlando "Dan" Davidson, Executive Director

Subject: Request for Set Aside of DLNR Properties to the HHFDC  
TMKs: (4) 1-9-009: 06 to 09 and (4) 1-9-010: 03, Hanapepe, Kauai, Hawaii  
TMKs: (3) 2-4-020: 002, 003, 005, 006 & 054; (3) 2-4-024: 157 and  
(3) 2-4-026: 045, Hilo, Hawaii

Thanks to a coordinated effort with your Department of Land and Natural Resources (DLNR) staff, the Hawaii Housing Finance and Development Corporation (HHFDC) development team was able to identify the following twelve (12) parcels presently held within the DLNR's portfolio of properties that HHFDC would like to develop:

1. **Location #1: Four (4) parcels on Puolo Road in Hanapepe, Kauai, Hawaii.**  
Tax Map Key #s: (4) 1-9-009: 06, 07, 08, & 09
2. **Location #2: One (1) parcel on Puolo Road in Hanapepe, Kauai, Hawaii.**  
Tax Map Key #: (4) 1-9-010: 03
3. **Location #3: Seven (7) parcels in Hilo, Hawaii.**  
Tax Map Key #: (3) 2-4-020: 002,  
(3) 2-4-020: 003,  
(3) 2-4-020: 005,  
(3) 2-4-020: 006,  
(3) 2-4-020: 054,  
(3) 2-4-024: 157, and  
(3) 2-4-026: 045

The HHFDC respectfully requests a "set-aside" of the above-mentioned five (5) parcels to HHFDC for future housing and housing related development. Per our development team's conversations with DLNR Land Administration staff, it is our understanding that should the Board of Land and Natural Resources (BLNR) grant HHFDC the requested set-aside for these properties and the HHFDC does not receive an acceptable development proposal from a developer for any of these parcels, HHFDC then will be able to return such parcels to the DLNR by requesting a cancellation of the set-aside.

**EXHIBIT "B"**

Laura H. Thielen  
April 4, 2008  
Page 2

On behalf of the HHFDC, I would like to thank the members of your staff for working closely with my staff to identify potentially developable properties and for your assistance in helping to alleviate the affordable housing crisis in the State of Hawaii. Furthermore, HHFDC is looking forward to continued discussions with your staff and identifying additional parcels throughout the State that are suitable for housing development.

Please feel free to contact me at 587-0641 or Beth Malvestiti, Project Coordinator, at 587-0546 or Leo Domingo, Project Coordinator, at 587-3170 should you have any questions.